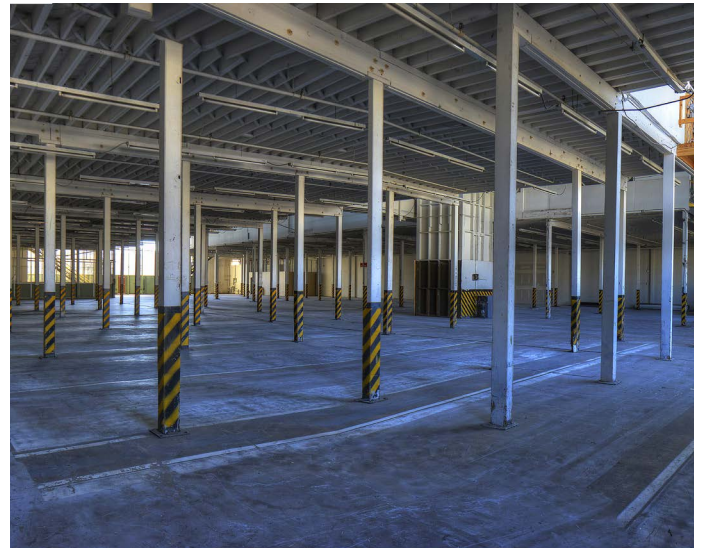


# FOR LEASE • BUILDING 250K

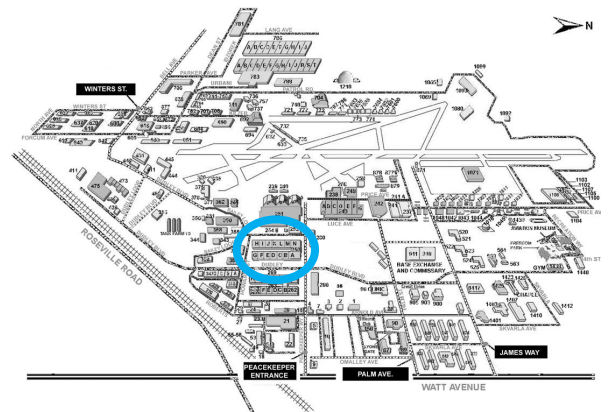
31,267 SF • 5040 Luce Ave, McClellan CA 95652



 Jason Klier

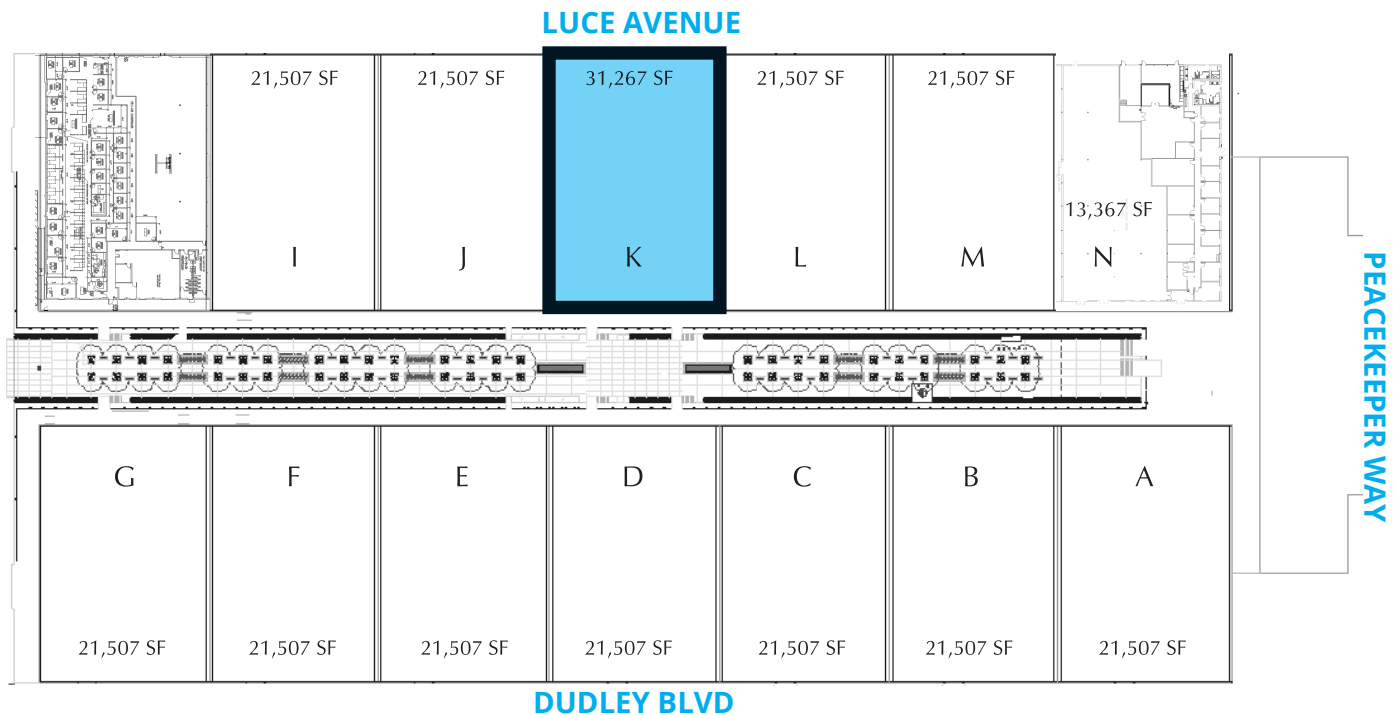
 Office: 916 965-7100

 Email: [Leasing@McClellanPark.com](mailto:Leasing@McClellanPark.com)



# FOR LEASE • BUILDING 250K

31,267 SF • 5040 Luce Ave, McClellan CA 95652



## Building Features

**Available: 31,267 SF**

- ✓ Adjacent to active outdoor areas
- ✓ Shell condition
- ✓ Extensive glass line
- ✓ Tenant improvement to suit
- ✓ Fiber optic internet connection
- ✓ Building signage opportunity
- ✓ Ample parking at 4 stalls per 1,000 SF

## Services & Amenities

- ✓ Onsite full service hotel
- ✓ Onsite full service airport and FBO
- ✓ Onsite restaurants
- ✓ Regional transit shuttle to light rail
- ✓ Close proximity to Watt & I-80 Freeways
- ✓ 24/7/365 onsite security patrol
- ✓ Residential apartments & homes for rent
- ✓ Full broker cooperation